

ORDINANCE NO. 20100923-122

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 921 REINLI STREET IN THE NORTH LOOP NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT TO COMMERCIAL LIQUOR SALES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to commercial liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district on the property described in Zoning Case No. C14-2010-0094, on file at the Planning and Development Review Department, as follows:

Lot 2, Duval Annex Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 77, Page 380, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 921 Reinli Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial liquor sales (CS-1) base district, and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

B. The following uses are prohibited uses of the Property:

Adult oriented businesses
Residential treatment
Transitional housing

Cocktail lounge
Pawn shop services

C. The following uses are conditional uses of the Property:

Agricultural sales and services
Commercial blood plasma center
Convenience storage
Equipment sales
Vehicle storage

Campground
Construction sales and services
Equipment repair services
Kennels

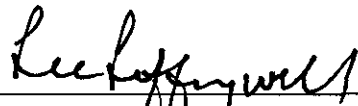
PART 4. The Property is subject to Ordinance No. 020523-31 that established the North Loop neighborhood plan combining district.

PART 5. This ordinance takes effect on October 4, 2010.

PASSED AND APPROVED


_____, September 23, 2010

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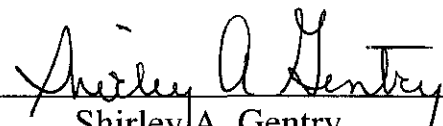
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
Acting City Attorney

ATTEST:



Shirley A. Gentry
City Clerk


$$1'' = 400'$$

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.